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# Planning Board Approves Plan for Industrial Site

Redeveloping the Hamilton Blvd. Industrial Site was the topic of discussion during last week's Planning Board hearing. The 27-acre property was designated a Superfund site in 1998 by the U.S. Environmental Protection Agency (EPA). Having a redevelopment plan might put the cleanup time on a faster track, if it is included in the EPA's Brownfields program.

In April, the Borough Council passed a resolution directing the

that could take years.

Two former owners of the Hamilton Industrial Park located on Hamilton Blvd. had asked borough officials to lend their support for plans to redevelop the contaminated site. The companies, Cornell-Dubilier Electronics and Dana Corporation, no longer own the property but are responsible for the site's cleanup.

The property is made up of 21 individual tax lots, containing 29.33

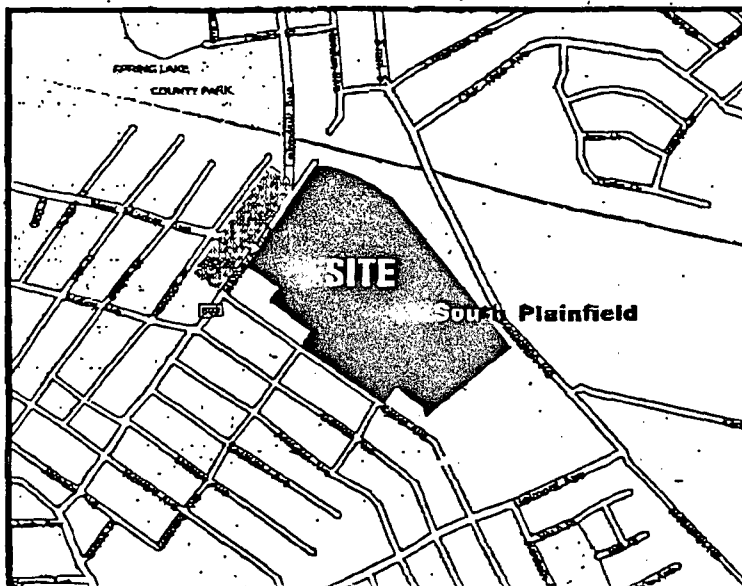
property on the opposite side of Hamilton Blvd. (grey area) saying that he felt both sides of the street should be developed at the same time.

Residents and nearby businesses were present to ask questions and express their view on the plan. Chin Brothers Car Repair was told that he would probably not be included in future plans and would have to be relocated.

Several questions could not be answered, such as how long the plan will take to be implemented and what businesses will not be included in the redevelopment. Businesses and residences that need to be relocated, would be compensated, however it was unclear what, if any, compensation would be made to rental properties. Compensation would include the cost of moving.

Representatives for previous owners of the Hamilton Industrial Park site announced their support for the Borough of South Plainfield Planning Board's decision to designate the site as a Redevelopment Area. The designation allows for a comprehensive redevelopment plan that will permit redevelopment of the 27-acre Superfund site to proceed.

"We are very pleased that the Planning Board has advanced the community development process another step through this action," said Monica Conyngham, an attorney representing Cornell-Dubilier Electronics, Inc., a former owner along with Dana Corporation. "We support the redevelopment and the return of the Hamilton Industrial Park site to productive use, which will benefit the community."



Hamilton Industrial Park is located on Hamilton Blvd. just before the overpass.

Planning Board to review and make recommendations on the property. The board then asked Borough Planner Les Nebenzahl to draw up plans for redeveloping the site. According to Nebenzahl, the plan is just the first step in a long process

acres, consisting of retail, single family, semi-public and undeveloped property. Approximately 1/4 of the property is already wetlands and will not be redeveloped.

When Nebenzahl unveiled the redevelopment plan, he also included